



**Board of Zoning Appeals & City Planning Commission Minutes
Tuesday, April 5, 2022
7 P.M.
Via Video and Audio Conference**

Members Present: David E. Weiss, Mayor
Sean P. Malone, Council
John J. Boyle III, Member
Kevin Dreyfuss-Wells, Member
Joanna Ganning, Member

Others Present: Joyce G. Braverman, Director of Planning
William M. Gruber, Director of Law
Daniel Feinstein, Senior Planner

The meeting was called to order by Mayor David Weiss at 7:00 p.m.

* * * *

Approval of the March 1, 2022 Meeting Minutes

It was moved by Mr. Boyle and seconded by Dr. Ganning to approve the minutes with a correction.

Roll Call: Ayes: Weiss, Malone, Boyle, Dreyfuss-Wells, Ganning
Nays: None

Motion Carried

* * * *

BOARD OF ZONING APPEALS

#2155. COMAR RESIDENCE – 18101 SHAKER BOULEVARD:

A Public Hearing was held on the request of Joseph Comar, 18101 Shaker Boulevard, to the Board of Zoning Appeals for a variance to the front yard paved area and number of outdoor parking space requirements. The applicant proposes to construct a 2,327 square foot circular driveway in the front yard of this single family home. The existing driveway is proposed to be replaced and a new circular driveway installed encompassing 30.5 percent of the front yard. Code limits front yard pavement to 25 percent coverage. The new circular driveway is proposed to be landscaped with existing and proposed deciduous and evergreen bushes. A two car parking pad is proposed in the rear yard. Code allows a maximum of a one car outdoor parking area. The parking pad is proposed to be screened with new evergreen bushes.

CITY OF SHAKER HEIGHTS

*

*

*

*

#2157. ST. DOMINIC SCHOOL – 3455 NORWOOD ROAD:

A Public Hearing was held on the request of Maureen Covington, Principal, St. Dominic School, 3455 Norwood Road, to the Board of Zoning Appeals for variances to the recreational structure height and location, number of parking spaces, and dumpster enclosure requirements. The applicant proposes a new playground and relocated dumpster enclosure on the Van Aken Boulevard side of the site. The new play structure is 19 feet tall and located 15 feet from the eastern property line. Code allows a 15 foot height limit for a recreational structure and a 25 foot setback from the property line. The dumpster is proposed to be relocated and enclosed with a 6 foot tall solid wood fence. Code requires a 6-foot tall brick wall to enclose a dumpster. Eight (8) parking spaces are being eliminated for the playground and dumpster enclosure from the 93 parking space parking lot. The additional 50 on-street spaces adjacent to the property equals 143 available parking spaces. Code requires 175 parking spaces for the church and 23 for the school for a total of 198 parking spaces. The existing mature evergreen trees along Van Aken Boulevard will remain to shield the view from the street and be enhanced with new evergreen trees to screen the view from the east.

Mr. Feinstein showed pictures of the site. He stated this is a request for variances to recreational structure height and location, number of parking spaces and dumpster screening. The applicant proposes a playground in the eastern end of the parking lot. The play structure would be 19 feet tall and located 15 feet from the eastern property line. Code allows a maximum 15 foot height and set back 25 feet. Eight (8) parking spaces are eliminated to install the playground and move the dumpsters. Code requires 198 parking spaces for the church (175) and school (23). There are a total of 85 off-street and 85 on street spaces, totaling 170. The dumpsters are being moved to a location along the eastern property line and surrounded with a 6 foot tall solid wood fence. Code requires a 6 foot tall brick wall to enclose dumpsters. The existing mature evergreen and deciduous trees, plus additional evergreen bushes, are proposed to screen the area. Staff supports the request with the condition of a detailed landscape plan for evergreens along the eastern property line.

Maureen Covington, Principal, St. Dominic School, said the school's goal is for an improved play area with the least destruction. The area is where the mobile classroom was previously located. The playground is near the building and convenient for staff to monitor. The location also minimizes the number of lost parking spaces.

Joseph Manning, Parent Committee member said they tried to comply with the code requirements so after a lot of work and constraints with the other locations, they have proposed this area. The proposed plan optimizes the area for aesthetics and safety.

Ms. Covington said the school is located on the property without much room to operate on a corner lot, they already use the parking lot for a playground on this corner lot.

Mr. Dreyfuss-Wells said he understands the broad plan. These are good ideas. The applicant needs to confirm the ideas with a scaled plan of where the landscape and play structure are proposed.

Mr. Manning said the new landscaping is proposed under the existing deciduous tree canopy along the eastern property line. This location helps keep the flow of the parking lot by not impacting driveway aisles.

Mr. Boyle asked how far the dumpster enclosure extends.

Mr. Manning said this proposal hides it with a row of trees.

Ms. Braverman asked the fence style, height and layout.

Mayor Weiss asked about access to the area now versus the new proposed.

Ms. Covington said playground is in the parking lot now but would be fenced to contain the area. They use an existing path along the gym wall to access the area now with the children.

Mayor Weiss asked if the gym wall path will be striped.

Ms. Covington said the space is created by bumper stoppers, but is not currently striped as such.

Mr. Boyle said on Sunday the church will need these parking spaces.

Ms. Covington said RTA parking across the street adds parking spaces available during services and other events.

Mr. Manning said church entry at the Van Aken corner leads many visitors to use nearby on-street parking before the parking lot due to proximity.

Mayor Weiss asked the type of fence. It is wise to fence the playground since it is in the parking lot.

Mr. Manning said it is black aluminum ornamental material.

Mayor Weiss opened the Public Hearing.

Joe Comar, school parent, said the parishioners and school parents fully support the request. The parking lot is already a playground. This is a reasonable request. Parking space seems to be acceptable with existing on-street spaces.

Mr. Dreyfuss-Wells said he has no issue with the project in general. We do not have enough detailed drawings drawn to scale. He needs additional information to evaluate the project.

Mr. Boyle went over the site plan and there is not enough detail. It can and should work. They need more information for final approval.

Mayor Weiss said they want a more detailed drawing of the dumpster, playground and parking lot.

Dr. Ganning said she agrees with her colleagues.

Mayor Weiss suggested Mr. Feinstein work with the applicant to create detailed plans. He has no objection to the overall plan. Best to continue and come in with detailed plans.

Continued in order to the applicant to submit the following:

1. Site plan drawn to scale including the playground and dumpster enclosure location and setbacks from property lines; fencing location and lengths; parking lot and striping.
2. A detailed landscape plan of the new evergreen bushes/tree proposed along the eastern property line, including size and species.
3. Fence specifications including design, dimensions and height.
4. Study adding striping to demarcate the safe pedestrian path along the wall of the building.

* * * *

CITY PLANNING COMMISSION

WARRENSVILLE WEST CEMETERY PLAN – LEE ROAD:

Request of the City of Shaker Heights, Lee Road, to the City Planning Commission for a recommendation to City Council to adopt the Warrensville West Cemetery Historic Preservation Master Plan.

Mr. Feinstein showed the location of the cemetery. He said this is a request for review of the Warrensville West Cemetery Historic Preservation Plan. The plan reserves and improves access to the cemetery. The Landmark Commission recommended approval to the City Planning Commission at their March 23, 2022 meeting. The City Planning Commission adopts plans. Staff supports adoption of the plan.

Kara Hamley-O'Donnell, Principal Planner, said this is a 1-acre site owned by the city which was established in 1811. It is the second oldest cemetery in Cuyahoga County. It is a Local Landmark. The city received a grant for a plan through State Preservation funds. This plan will preserve, protect and maintain the cemetery in order to guide the future of the site. She showed a timeline, described the process and the marked burials including a survey of the site documenting the headstones and locations. This is a good collaboration with the Library, Historical Society, and a working group of citizens. She showed plan of possible future improvements of paths work to replace overgrown vegetation and access to the site. Next is project phasing, a friend's group and costing/estimates for future funding opportunities. The Landmark commission approved the plan and requested adoption by the city.

Mayor Weiss said it is a great plan. He asked how to figure out the unknown graves.

Ms. Hamley-O'Donnell said a marker could explain the general area as "unmarked" and may be good spot for wildflower garden.

Dr. Ganning said great work.

Ms. Hamley-O'Donnell said there are veterans of 4 or 5 wars in the cemetery. The project website is www.shakeronline.com/cemetery

